

## Apartment for sale in Nueva Andalucía, Costa del Sol

2 Bedrooms | 2 Bathrooms | 97 m<sup>2</sup> Interior | 24 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 1,087 IBI | € 184 Rubish tax | € 2,508 Community fees



### Property Description

Middle floor apartment in the popular complex in Nueva Andalucia surrounded by the golf course Magna Golf.

East facing with beautiful views over famous mountain La Concha, golf valley and the sea.

The apartment offers fully equipped kitchen, large dining - living room with direct entrance to the terrace, master bedroom with en suite bathroom and entrance to the terrace and second bedroom with bathroom.

There is marble flooring, A/C hot and cold and underfloor heating. The terrace is partly covered and partly open, perfect to enjoy the views and relax.

1 place in the garage and storage are included.

This complex sits on the highest point in Nueva Andalucia, hence offering amazing sea views. It is a closed urbanisation with 24h security. It offers as well 2 large pool areas and beautiful communal gardens.

It is a perfect investment for a short term rentals as there is existing holiday apartment licence and the apartment is located in a building with LPO licence (only 2 building has LPO in this complex).

Nueva Andalucia is known as The Golf Valley, offering some of the most prestigious residential locations around Marbella. Nueva Andalucia is also becoming known for its international cuisine.

This information is presumed to be correct but not guaranteed. The price of sale status can be modified without prior notice.

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market.

Aside from recreational, sport and commercial facilities, there are several international schools,

in Marbella. **MARBELLA LIVING**

Distance by car to Puerto Banus - 5 min, Marbella old town 15 minutes, San Pedro de Alcántara 10 min and the airport in Malaga 45 min

**€ 645,000**

Ref: R4888438



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